

To: **Planning Commission**  
 Through: **Ben Boike, Community Development Director**  
 From: **Melissa Houtsma, City Planner**  
 Date: **February 21, 2022**

## **PC Case 23-04 – Amendment to the Land Use Map for the 2040 Comp. Plan to Re-Guide Multiple Properties to Medium Density Residential**

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### **BACKGROUND:**

With the creation of the new future land use designation in the 2040 Comprehensive Plan, Medium Density Residential, multiple existing properties remain incorrectly guided as High Density Residential. Therefore, staff is recommending multiple parcels be re-guided to medium density to align the future land use designation with the current use as well as the long-term vision for these areas.

### **EXISTING AND PROPOSED LAND USE DESIGNATION:**

The properties listed below are either being rezoned and/or the re-guided; properties are grouped by their current and proposed land use guidance category.

#### **High Density Residential (HDR) to Medium Density Residential (MDR)**

<b>April Manor</b>	
1628-1644 Charlton St	Condo
1650 Charlton St	Single Family Home
<b>Bellows Orchard</b>	
1568-1594 Bellows St	Townhouse
<b>Charlton Ridge</b>	
2010-2048 Charlton Rdg	Townhouse
<b>Denmark Pines</b>	
41-43 Kraft Rd	Twinhome ( <i>side by side</i> )
<b>Emerson</b>	
113-131 Emerson Ave W	Twinhome ( <i>side by side</i> )
<b>Fox Ridge</b>	
2-23 Crusader Ave E	Condo
4-15 Fox Ridge Ct	Condo
1888-1936 Fox Rdg Dr	Condo
6-22 Marie Ave E	Condo
<b>Humboldt Woods</b>	
1555-1571 Humboldt Ave	Townhome

<b>Marie</b>	
24-36 Marie Ave E	Townhome
<b>Mendota PARC</b>	
366-374 Mendota Rd W	Townhome
<b>Shadow Ridge</b>	
110-138 Emerson Ave W	Townhome
<b>Shields Estates</b>	
1904-1910 Shields Ln	Twinhome ( <i>side by side</i> )
<b>Thompson Oaks</b>	
180-248 Emerson Ave E	Townhome
<b>Wentworth Estates</b>	
255-281 Wentworth Ave E	Townhome
<b>West 40</b>	
156-200 Wentworth Ave W	Townhome
<b>West Pointe</b>	
80-142 Carmel Ave W	Townhome
30-76 Thompson Ave W	Townhome

<b>Lafayette Oaks</b>
1840-1958 Christensen Ave Townhome
<b>Livingston</b>
1691-1715 Livingston Ave Townhome

<b>Westown</b>
1802-1812 Humboldt Ave Townhome
1801-1815 Livingston Ave Townhome
5-37 Marie Ave E Townhome

### Low Density Residential to Medium Density Residential

<b>Farrington Addition</b>
2-20 Marie Ave W Twinhome ( <i>side by side</i> )
<b>Humboldt Woods</b>
20-24 Thompson Ave W Twinhome ( <i>side by side</i> )
1549-1551 Humboldt Ave Twinhome ( <i>side by side</i> )

<b>Shields Estates</b>
1902 & 1912 Shields Ln Single Family Home
1890-1914 Stryker Ave Single Family Home

### STAFF RECOMMENDATION:

Staff recommends the Planning Commission hold a public hearing and recommend approval of the proposed amendment to the land use map for the 2040 Comprehensive Plan to re-guide multiple properties to Medium Density Residential.

### ATTACHMENTS:

Staff Presentation  
Land Use Map of Subject Properties  
Resolution

### TIMELINE:

February 21: Planning Commission (Public Hearing)  
February 27: City Council